

3.7 GREEN SPACE

3.7.1 Green Space and Recreational Amenities

About 85 percent of the project site is currently under impervious surfaces and 15 percent is under landscaping. The project would provide approximately 9 acres of green space on the site (see **Figure 3.0-6, Green Space**). Green space is any area on the site not occupied by structures (e.g., front, side, or rear setback area, hardscape, landscaping, etc.). Green space includes areas that are designated for active and passive recreation. Active recreational areas include a swimming pool, spa area, fitness center, and clubroom for the apartment portion of the development, and a swimming pool and spa areas for the town houses and row houses of the site. Passive recreational areas include the large setbacks along the southern boundary of the site that would provide pedestrian trails that interconnect with other pedestrian walkways on the site. The amount of green space that would be provided for each housing type is shown in **Figure 3.0-6** and summarized below in **Table 3.0-3, Green Space for Project Site**

**Table 3.0-3
Green Space for Project Site**

Housing	Green Space (acres)
Single-Family Attached – Town Houses	2.47
Single-Family Attached – Row Houses	0.95
Single-Family Detached	2.35 ¹
Multi-Family Apartment Units	3.01
TOTAL	8.78

¹ Includes the 100-foot creek setback, which is an area for public use.
Source: The Dahlin Group 2008

Pedestrian circulation would be provided throughout the site as shown in **Figure 3.0-7, Conceptual Pedestrian Circulation Diagram**. Pedestrian circulation includes the proposed pathways that provide pedestrians access throughout the project site. A 100-foot creek buffer¹, approximately 1 acre, would be dedicated along the southern boundary of the site between the Miles Drive cul-de-sac and Kiely Boulevard, north of the Saratoga Creek channel. A 5-foot-wide public pedestrian path would be constructed within this 100-foot creek setback area and would extend in a northwest direction along the southern boundary of the project site, where existing mature trees would be preserved. The pedestrian path would also extend to the north providing access to the internal roadways and other portions of the site, including the multi-family units, town houses, and Kaiser Drive. A 10-foot-wide multipurpose

¹ A 100-creek buffer would be created to provide protection for the adjacent creek and its riparian habitat.

(bicycle/pedestrian) public trail would traverse the southeast property line adjacent to Saratoga Creek. This trail would connect to a 13-foot-wide bicycle/pedestrian path that would traverse the eastern site boundary (see **Figure 3.0-8, Conceptual Landscaping Plan**). The trail would include a 5-foot sidewalk and an 8-foot multi-use trail for pedestrian and bicycle use. This trail would lead to the Kiely Boulevard and Kaiser Drive intersection, to allow pedestrians and cyclists safe access to Central Park using the crosswalk at that intersection.

3.7.2 Proposed Landscaping

Figure 3.0-8 shows the proposed landscaping layout for the project site. This layout includes the planting of new trees and shrubs throughout the site. Of the 597 existing trees on the site, approximately 469 trees would be removed for the construction of the proposed project, and 18 trees would be removed due to poor health conditions (see **Figure 3.0-9, Tree Removal Exhibit**). The existing trees that would remain, as shown in **Figure 3.0-8**, are mainly located along southern edge of the site. The project applicant would be required to adhere to the City's common practice requirement that for every tree removed, two trees would need to be replanted, at a minimum ratio of 2:1. Given this, a minimum of approximately 1,194 trees would be planted on site,² as well as various shrubs and groundcover. The 100-foot creek setback would be landscaped with new trees and would provide a trail for active recreational use as described above. The existing mature tree grove composed of Canary Island pine trees, along the southern perimeter of the site would remain and would serve as a visual buffer between the single-family homes on Marietta Drive and the proposed single-family detached homes on the site. The existing wall and fence along this southern border would also remain. A perimeter screen wall would be constructed on the north and west boundary of Parcel 3. Streetscape would be planted along both sides of the primary roadways and secondary roadways of the project site.

For example, California pepper trees (*Schinus molle*) would be planted on the western border of the project site, along Pepper Tree Lane, to maintain the traditional neighborhood character in that area. Sawleaf (*Zelkova serrata*) trees would be planted along Kiely Boulevard near existing redwoods on Parcel 2. A mix of Canary Island Pines and London Plane (*Plantua x acerifolia*) trees would be planted along Kaiser Drive, on Parcels 1, 2, and 3. As shown in **Figure 3.0-6**, other trees and landscaping would also be planted throughout the site. At maturity, the canopy cover would exceed existing conditions given the greater number of trees to be provided on site.

² If the minimum requirement of tree replacement trees cannot be accommodated on site, all remaining trees would be planted in proximity to the project site.



FIGURE 3.0-6

Green Space